



S

THE STORY OF

# Acorn Cottage

*Watlinton, Norfolk*

SOWERBYS



S

THE STORY OF

# Acorn Cottage

85 Downham Road, Watlington  
Norfolk, PE33 0HT

Detached Potton House

Situated off the Main Road at the  
Bottom of a Long Private Drive

Kitchen/Breakfast Room and a  
Separate Formal Dining Space

Bright Sitting Room and an Inglenook Fireplace

Home Office or Playroom

Four Double Bedrooms

Two En-Suites and Family Bathroom

Fully Enclosed and Very Private Garden

Double Garage and Ample Off-Road Parking

Superb Village Location with Easy  
Access to the Train Line

SOWERBYS KING'S LYNN OFFICE

01553 766741

kingslynn@sowerbys.com



“I’d describe my home as quiet, peaceful  
and tranquil.”

Since 2009, this home has cleverly demonstrated a cottage style of living, ideally positioned down a long private drive. Potton Homes are notoriously recognised for designing and creating beautiful bespoke dwellings for modern day living.

Acorn Cottage offers a truly magical welcome. The kitchen/dining room,

which is located to the rear of the property has been a central hub for many years.

The kitchen is bright and spacious, with ample workspace, and for special occasions the neighbouring dining room certainly entertains guests in comfort and style.





A corn Cottage provides an ideal environment and facility to work from home, to then retire to a calm sitting room that boasts an inglenook fireplace - the perfect room where one can relax after a busy day.





Ascending to the upper level, there are four bedrooms and a family bathroom. Each bedroom is double in size, two having private en-suites. The principal bedroom also features a convenient built-in wardrobe.







Approached via a long drive, the outside space further compliments the property, with a useful double garage and ample parking space. Well established trees create a resilient ambience that envelops the home.

The garden wraps perfectly around the Acorn Cottage, with mature lawns, shrubs, high hedges and a patio area to further entertain. It is a spacious and versatile family home, where someone can move in straight away – this property is indeed a hidden gem.



First Floor  
Approximate Floor Area  
1046 sq. ft  
(97.15 sq. m)



Garage  
Approximate Floor Area  
392 sq. ft  
(36.39 sq. m)

Ground Floor  
Approximate Floor Area  
1259 sq. ft  
(116.93 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS



# Watlington

IN NORFOLK  
IS THE PLACE TO CALL HOME



A small village, Watlington is situated approximately 8 miles south of King's Lynn and close to the market town of Downham Market. The village has a mainline rail link to King's Lynn, Cambridge and London King's Cross with many local amenities including a doctors surgery, primary school, post office, village store, social club, public house and the Church of St Peter and St Paul.

Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance,

ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.



Note from the Vendor



"I've loved living here because there's plenty of space, as well as peace and quiet."

THE VENDOR



**SERVICES CONNECTED**

Mains water, electricity, gas and drainage.

**COUNCIL TAX**

Band F.

**ENERGY EFFICIENCY RATING**

C. Ref:- 5832-3229-1209-0875-2222

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

**TENURE**

Freehold.

**LOCATION**

What3words: ///shimmered.widest.compress

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

# SOWERBYS



Sowerbys Estate Agents Limited is a company registered in England and Wales, company no: 05668606. Registered office 54 Westgate, Hunstanton, Norfolk, PE36 5EL